



## King County Department of Assessments

### Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

**Area Name / Number:** Shoreline/Area 2

**Previous Physical Inspection:** 1990

#### Sales - Improved Summary:

Number of Sales: 716

Range of Sale Dates: 1/97 - 12/98

#### Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$54,300	\$108,200	\$162,500	\$178,200	91.2%	12.61%
1999 Value	\$63,300	\$111,100	\$174,400	\$178,200	97.9%	11.73%
Change	+\$9,000	+\$2,900	+\$11,900		+6.7%	-.88%*
%Change	+16.6%	+2.7%	+7.3%		+7.3%	-6.97%*

\*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -.88% and -6.97% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 1998 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$55,500	\$107,000	\$162,500
1999 Value	\$64,900	\$110,800	\$175,700
Percent Change	+16.9%	+3.6%	+8.1%

Number of improved Parcels in the Population: 6562

The population summary above excludes multi-building and mobile home parcels. In addition, parcels with 1998 or 1999 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

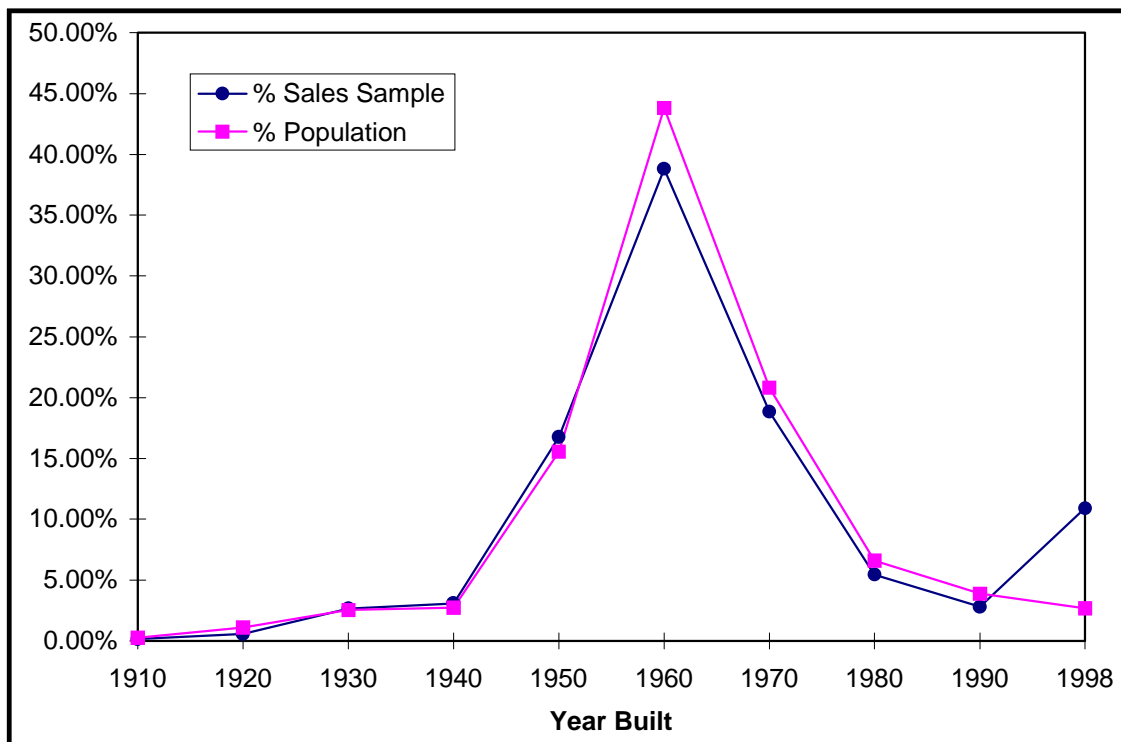
#### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

### ***Sales Sample Representation of Population - Year Built***

Year Built	Frequency	% Sales Sample
1910	1	0.14%
1920	4	0.56%
1930	19	2.65%
1940	22	3.07%
1950	120	16.76%
1960	278	38.83%
1970	135	18.85%
1980	39	5.45%
1990	20	2.79%
1998	78	10.89%
		716

Year Built	Frequency	% Population
1910	17	0.26%
1920	73	1.11%
1930	166	2.53%
1940	179	2.73%
1950	1021	15.56%
1960	2876	43.83%
1970	1366	20.82%
1980	434	6.61%
1990	254	3.87%
1998	176	2.68%
		6562

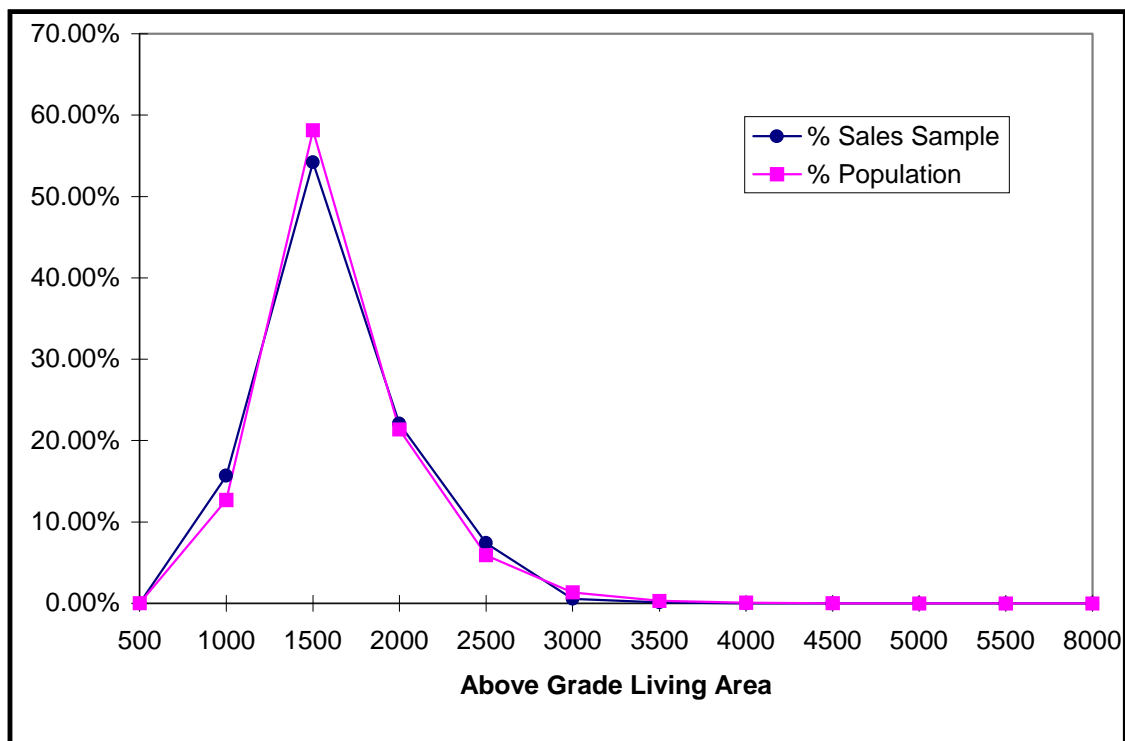


The sales sample adequately represents the population with regard to year built.

### Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	112	15.64%
1500	388	54.19%
2000	158	22.07%
2500	53	7.40%
3000	4	0.56%
3500	1	0.14%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
		716

Population		
Above Gr Living	Frequency	% Population
500	3	0.05%
1000	833	12.69%
1500	3815	58.14%
2000	1402	21.37%
2500	389	5.93%
3000	89	1.36%
3500	21	0.32%
4000	6	0.09%
4500	3	0.05%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
		6562

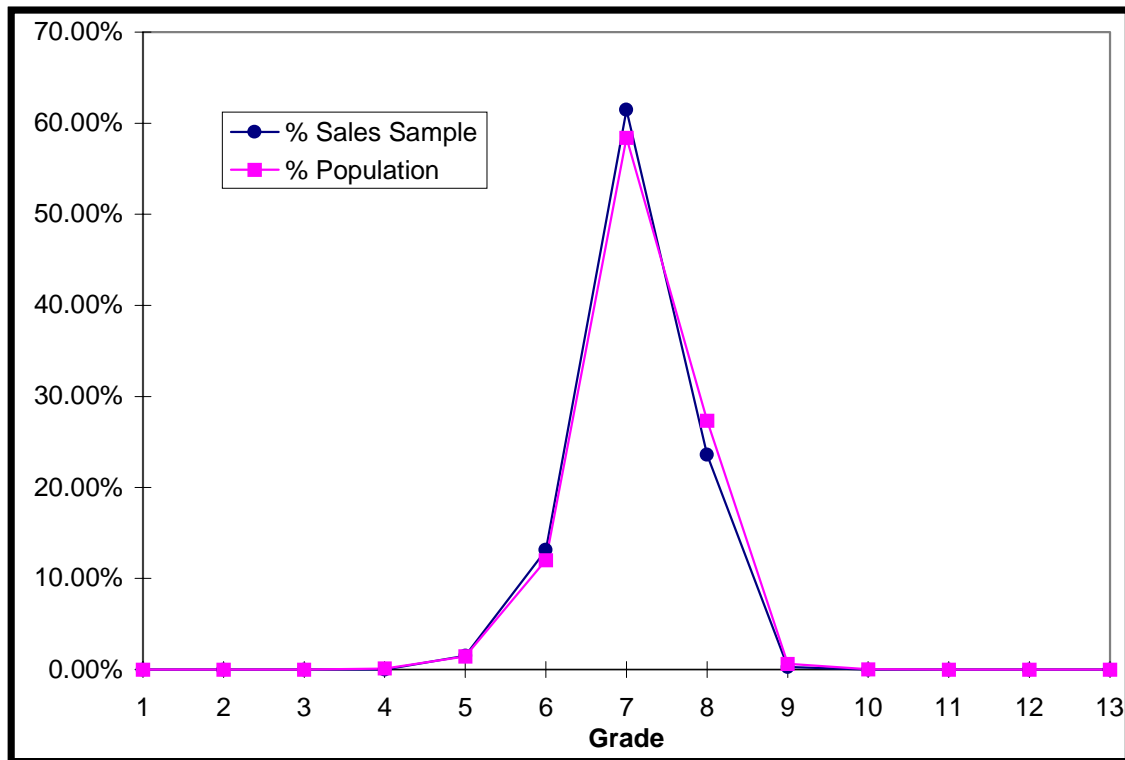


The sales sample adequately represents the population with regard to above grade living area.

### Sales Sample Representation of Population - Grade

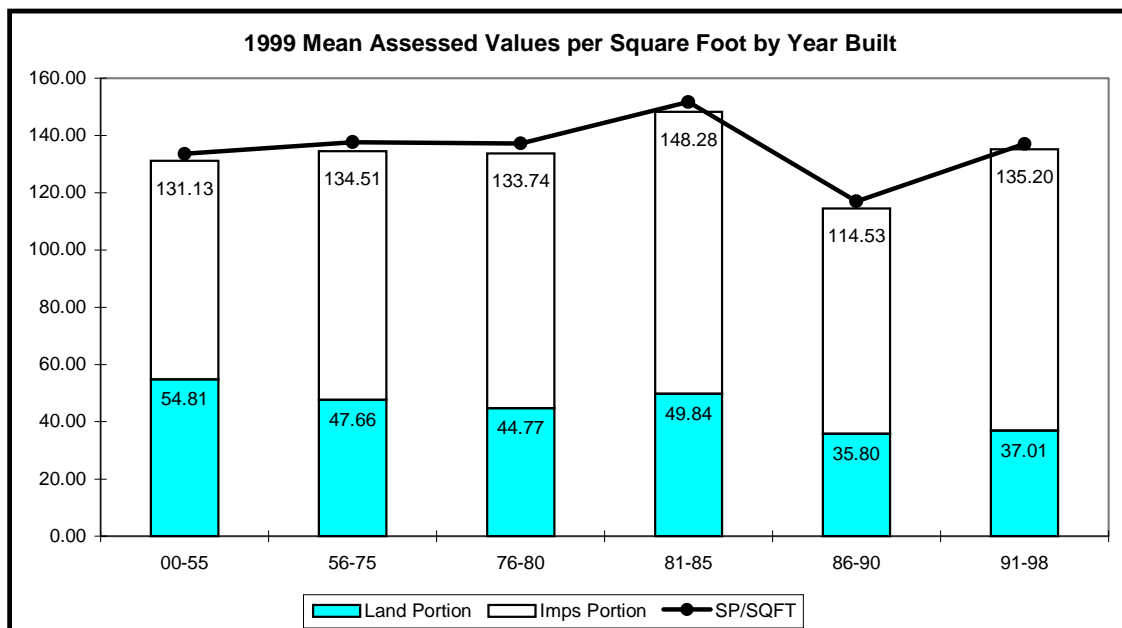
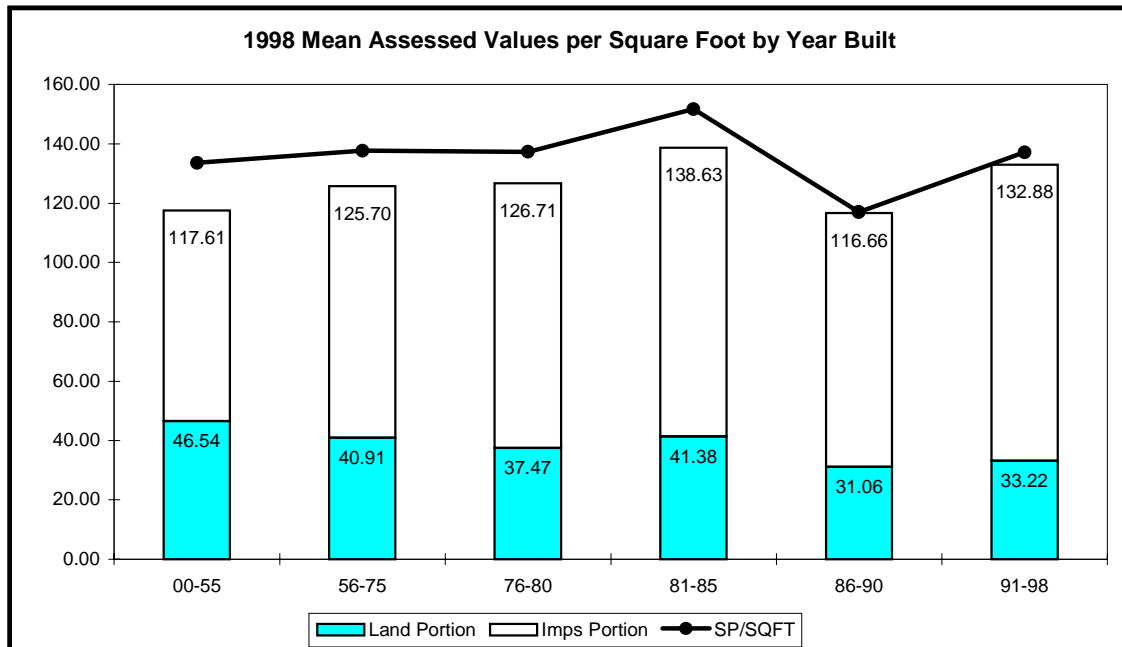
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	11	1.54%
6	94	13.13%
7	440	61.45%
8	169	23.60%
9	2	0.28%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	716	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	9	0.14%
5	95	1.45%
6	788	12.01%
7	3831	58.38%
8	1794	27.34%
9	42	0.64%
10	3	0.05%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	6562	



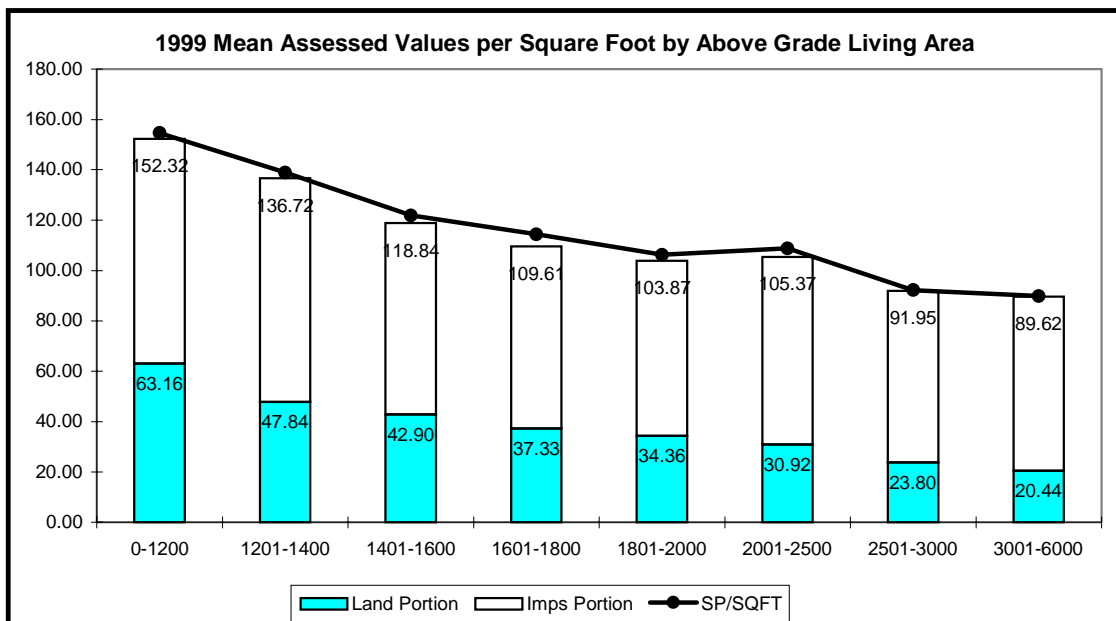
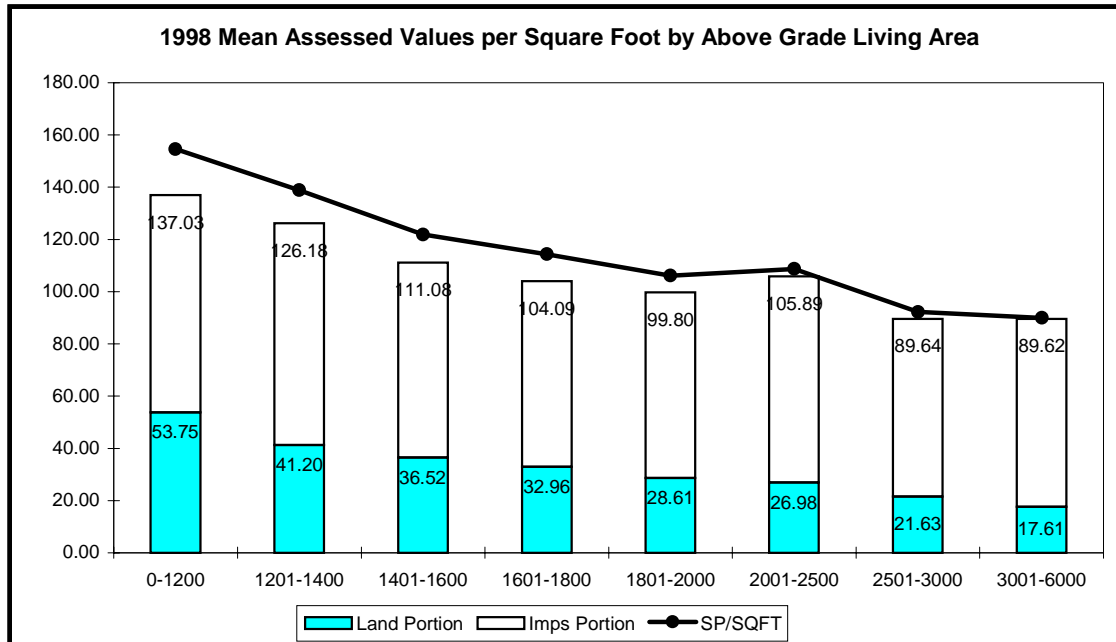
The sales sample adequately represents the population with regard to grade.

### Comparison of 1998 and 1999 Per Square Foot Values by Year Built



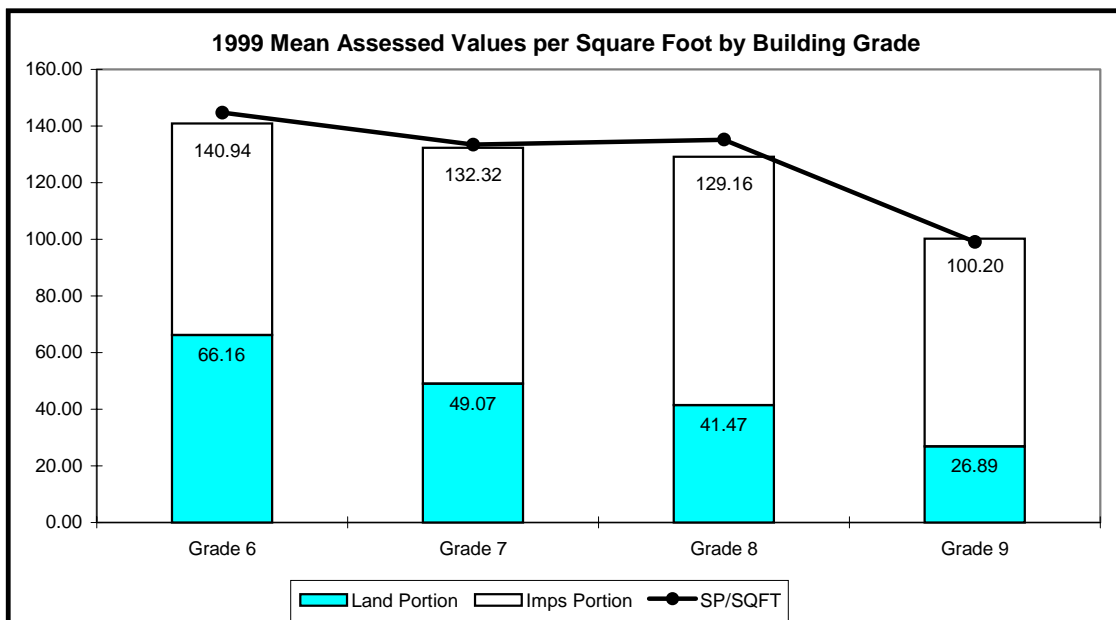
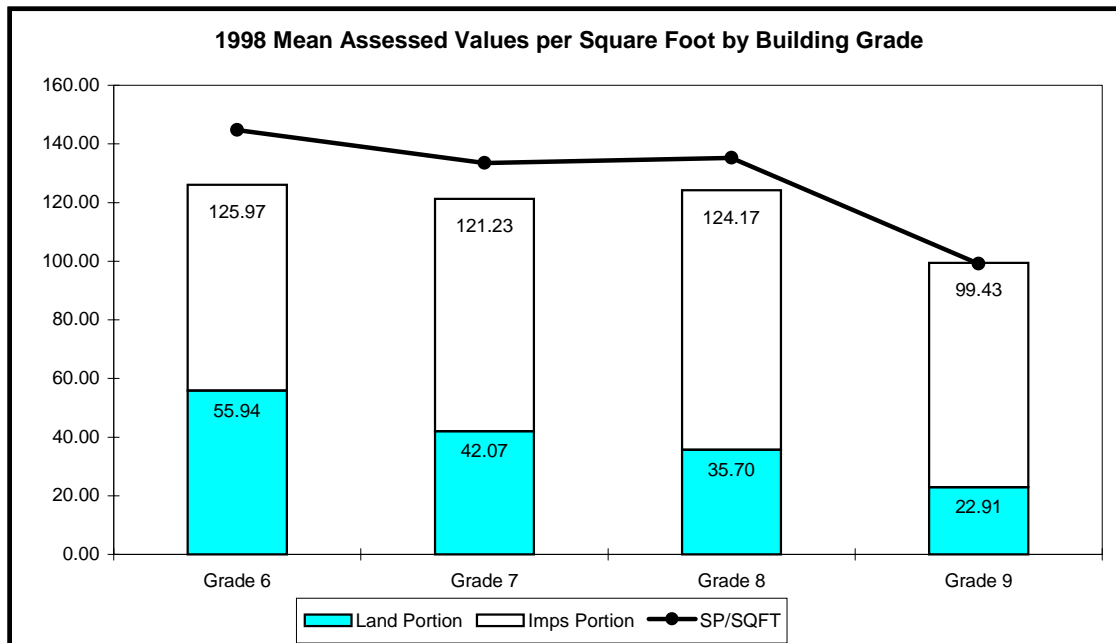
The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

## ***Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area***



The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

### Comparison of 1998 and 1999 Per Square Foot Values by Grade



The values shown in the improvement portion of the chart represent the total combined value for land and improvements.